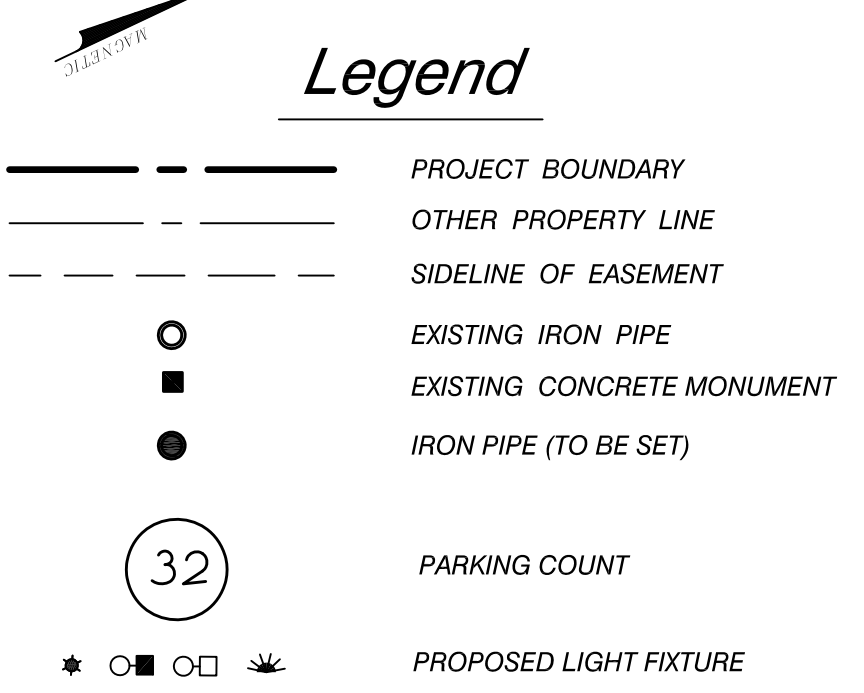


Phase I - Project Statistics

ZONING INFORMATION		PARKING CALCULATIONS - PHASE I	
PARCEL ADDRESS - 6180 WILLISTON ROAD WILLISTON, VERMONT 05495 TAX MAP 8, PARCELS 104-11 & 104-19		VEHICULAR PARKING REQUIRED 264 SPACES REQUIRED * PARKING REQUIREMENT COMPUTED USING SHARED PARKING CALCULATIONS PROVIDED BY THE URBAN LAND INSTITUTE	
EXISTING PARCEL AREA (COMBINED) = APX. 17.0 ACRES (740,625 SF) EXISTING PARCEL AREA (8104011) = APX. 10.4 ACRES (451,581 SF) EXISTING PARCEL AREA (8104019) = APX. 6.6 ACRES (289,045 SF) ZONED - MURZD - MIXED USE RESIDENTIAL ZONING DISTRICT FRONT YARD SETBACK - 50' SIDE YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER REAR YARD SETBACK - 9' - TYPE III LANDSCAPE BUFFER MAX. BUILDING HEIGHT - 36'		BICYCLE PARKING REQUIRED 30 TOTAL SPACES OF WHICH 18 ARE LONG TERM	
COTTONWOOD TOTALS 19,795 SF RETAIL SPACE 6,225 SF RESTAURANT SPACE 10,110 SF OFFICE SPACE 46 DWELLING UNITS (31 - 2BR, 15 - 1BR)		VEHICULAR PARKING PROPOSED 274 TOTAL SPACES PROPOSED (INCLUDING 14 HANDICAPPED SPACES)	
		BICYCLE PARKING PROPOSED 30 TOTAL SPACES OF WHICH 18 ARE LONG TERM	



Dwelling Units (D.U.)

COTTONWOOD CROSSING - PHASE I

BUILDING TYPE (A1)	1st FLOOR RETAIL - 6,400 SF 1st FLOOR RESTAURANT - 5,225 SF 2nd FLOOR OFFICE - 10,110 SF
BUILDING TYPE (B1)	1st FLOOR RETAIL - 13,395 SF 1st FLOOR RESTAURANT - 1,000 SF 2nd FLOOR - 14 RES. UNITS - (7 - 1BR), (7 - 2BR) 3rd FLOOR - 14 RES. UNITS - (7 - 1BR), (7 - 2BR)
BUILDING TYPE (C1)	APARTMENTS - 18 RES. UNITS (1 - 1BR) & (17 - 2BR)

Phase I - Shared Parking Calculations

Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required	Bike Parking Spaces	Long Term Bike Parking Spaces
Residential (Apts.)	46	81	12	12
Retail	19755	80	6	2
Drive-In Bank	0	0	0	0
Movie Theatre	0	0	0	0
General Office	10110	36	3	2
Medical Office	0	0	0	0
Restaurant	6225	125	9	2
Total		322	30	18

* Required spaces based on 1.75 spaces/unit
 ** Required spaces based on 4 spaces/1,000 SF
 *** Required spaces based on 3.5 spaces/1,000 SF
 **** Required spaces based on 20 spaces/1,000 SF
 ***** Required spaces based on Town of Williston Zoning Regulations

Business Hours	Spaces Required (Apts.)	Adjusted Spaces Required (Apts.)	Spaces Required (Retail)	Adjusted Spaces Required (Retail)	Spaces Required (Movie Theatre)	Adjusted Spaces Required (Movie Theatre)	Spaces Required (Office)	Adjusted Spaces Required (Office)	Spaces Required (Restaurant)	Adjusted Spaces Required (Restaurant)	Total Adjusted Spaces Required
6:00 a.m.	81	81	0	0	0	0	1	1	0	0	82
7:00 a.m.	77	77	6	6	0	0	7	7	3	3	93
8:00 a.m.	73	73	14	14	0	0	23	23	6	6	115
9:00 a.m.	70	70	34	34	0	0	33	33	13	12	149
10:00 a.m.	69	69	54	54	0	0	36	36	25	23	182
11:00 a.m.	69	69	70	70	0	0	36	36	38	34	209
12:00 noon	69	69	78	78	0	0	32	32	63	57	236
1:00 p.m.	69	69	80	80	0	0	32	32	88	79	260
2:00 p.m.	69	69	78	78	0	0	35	35	75	68	250
3:00 p.m.	69	69	76	76	0	0	33	33	75	68	246
4:00 p.m.	70	70	70	70	0	0	28	28	63	57	225
5:00 p.m.	73	73	63	63	0	0	17	17	88	79	232
6:00 p.m.	75	75	66	66	0	0	8	8	113	102	251
7:00 p.m.	76	76	71	71	0	0	3	3	125	113	263
8:00 p.m.	78	78	70	70	0	0	3	3	125	113	264
9:00 p.m.	79	79	49	49	0	0	1	1	125	113	242
10:00 p.m.	80	80	26	26	0	0	1	1	113	102	209
11:00 p.m.	81	81	10	10	0	0	0	0	88	79	170
12:00 mid.	81	81	0	0	0	0	0	0	63	57	138

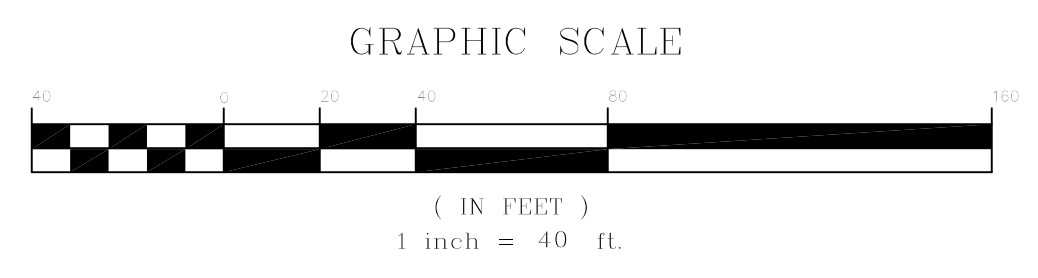
Overall - Shared Parking Calculations

Use of Bldg Floor Area	Bldg Floor Area (s.f.)	Peak Parking Spaces Required
Residential (Apts.)	206	361
Retail	40295	162
Drive-In Bank	0	0
Movie Theatre	0	0
General Office	20110	71
Medical Office	0	0
Restaurant	11725	235
Total		829

* Required spaces based on 1.75 spaces/unit
 ** Required spaces based on 4 spaces/1,000 SF
 *** Required spaces based on 3.5 spaces/1,000 SF
 **** Required spaces based on 20 spaces/1,000 SF
 ***** Required spaces based on Town of Williston Zoning Regulations

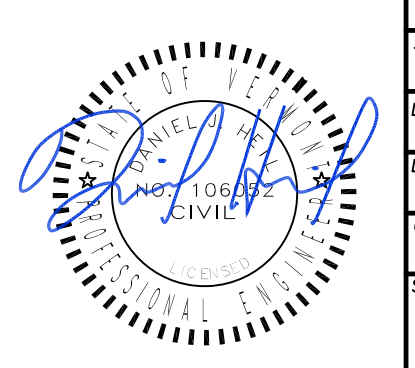
Business Hours	Spaces Required (Apts.)	Adjusted Spaces Required (Apts.)	Spaces Required (Retail)	Adjusted Spaces Required (Retail)	Spaces Required (Movie Theatre)	Adjusted Spaces Required (Movie Theatre)	Spaces Required (Office)	Adjusted Spaces Required (Office)	Spaces Required (Restaurant)	Adjusted Spaces Required (Restaurant)	Total Adjusted Spaces Required
6:00 a.m.	361	361	0	0	0	0	2	2	0	0	363
7:00 a.m.	343	343	13	13	0	0	14	14	5	5	375
8:00 a.m.	325	325	29	29	0	0	45	45	12	11	410
9:00 a.m.	314	314	68	68	0	0	66	66	24	22	470
10:00 a.m.	307	307	110	110	0	0	71	71	47	42	530
11:00 a.m.	307	307	141	141	0	0	71	71	71	64	583
12:00 noon	307	307	157	157	0	0	64	64	118	106	634
1:00 p.m.	307	307	162	162	0	0	64	64	165	149	682
2:00 p.m.	307	307	157	157	0	0	69	69	141	127	660
3:00 p.m.	307	307	154	154	0	0	66	66	141	127	654
4:00 p.m.	314	314	141	141	0	0	55	55	118	106	635
5:00 p.m.	325	325	128	128	0	0	33	33	165	149	635
6:00 p.m.	332	332	133	133	0	0	16	16	212	191	672
7:00 p.m.	339	339	144	144	0	0	5	5	235	212	700
8:00 p.m.	347	347	141	141	0	0	5	5	235	212	705
9:00 p.m.	354	354	99	99	0	0	2	2	235	212	667
10:00 p.m.	357	357	52	52	0	0	2	2	212	191	607
11:00 p.m.	361	361	21	21	0	0	0	0	165	149	531
12:00 mid.	361	361	0	0	0	0	0	0	118	106	467

NOVEMBER 4, 2016
 PARCEL ID: 8104011 & 8104019
 DP #16-05



Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-05, the Williston Development Review Board/Administrator approved the final plans for COTTONWOOD CROSSING. on the ___ day of _____, 20__.

 Presiding member or Administrator's signature



DATE	REVISION	BY
SURVEY OBCA	RECORD DRAWING	11/04/2016
DESIGN OBCA	FINAL	JOB# 5087
DRAWN OUB	PRELIMINARY	FILE# 5087-S13
CHECKED PJO	SKETCH/CONCEPT	PLAN SHEET #
SCALE H: 1"=40'		3

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

13 CORPORATE DRIVE
 ESSEX, VT 05730
 PHONE: 878-9990
 FAX: 878-9989
 E-MAIL: ocbca@olearyburke.com

COTTONWOOD CROSSING
 U.S. ROUTE 2 WILLISTON, VT

PHASE I - SITE PLAN